

Census Data Shows: **RENT MUST BE CANCELED!**



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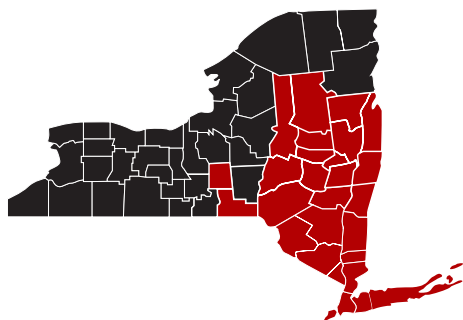
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New York is facing an eviction crisis of unfathomable proportions. According to an analysis of July 15th Census Bureau data¹, **almost half (46%) of all renting households in the state are not able to pay rent and are at risk of eviction.**

Black and Latinx tenants, who have already been disproportionately devastated by the pandemic, are also facing the brunt of the eviction crisis—**Black and Latinx tenants are 3-4 times more likely than white tenants to have slight or no confidence they will be able to pay next month's rent.**

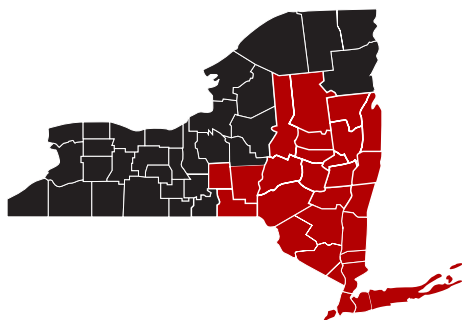
Asian tenants are four times more likely than white tenants to be unable to cover rent next month.

Ability to pay rent by income



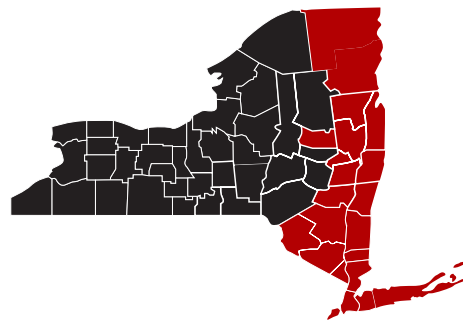
53%

of New York tenants whose income is **under \$25,000** a year have no or slight confidence they will be able to pay next month's rent.



54%

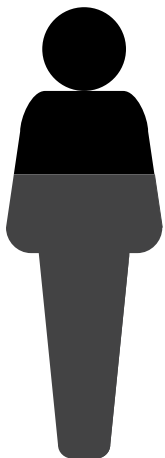
of New York tenants whose income is **between \$25,000 & \$34,999** a year have no or slight confidence they will be able to pay next month's rent.



39%

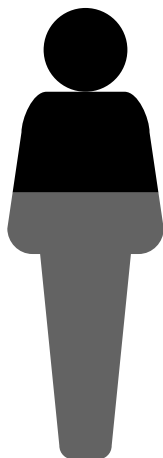
of New York tenants whose income is **between \$35,000 & \$49,999** a year have no or slight confidence they will be able to pay next month's rent.

Ability to pay rent by race/ethnicity



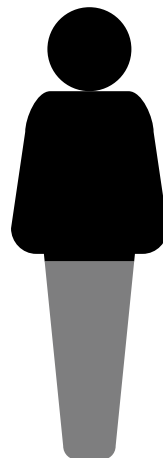
63%
of Non-Hispanic **African American**

New York tenants have no or slight confidence they will be able to pay next month's rent. This is more than four times the figure for white tenants (which is 14%).



59%
of Non-Hispanic **Asian**

New York tenants have no or slight confidence they will be able to pay next month's rent. This is more than four times the figure for white tenants (which is 14%).



44%
of **Hispanic or Latinx**

New York tenants have no or slight confidence they will be able to pay next month's rent. This is more than four times the figure for white tenants (which is 14%).

It is estimated that as of July 15th, New Yorkers are unable to pay a total of over 2.2 billion dollars in rent. This shockingly high rental shortfall will likely only increase as the pandemic continues. The only sensible and effective way to address this unprecedented eviction crisis is to cancel rent.

¹Unless otherwise mentioned, all statistics are taken from: Stout, "Analysis and Visualization of Renter Confidence and Potential Evictions", July 15th, 2020, <https://app.powerbi.com/view?r=eyJrJoiNzRhYjg2NzAtMGE1MC00NmNjLTlOTM0YjM2NjFmOTA4ZjMyIiwidCI6Ijc5MGJmNjk2LTE3NDY0NjEhZjI0LTc4ZGE5Y2RhZGE2MSIsImMiOiN9>



As courts open, hundreds of thousands families will be evicted from their homes. It is estimated that there **will be more than 1 million eviction cases filed in New York over the next four months**-- more than 12 times the typical number of evictions filed. This could mean hundreds of thousands of families violently removed from their homes, in the midst of a pandemic that is disproportionately killing **Black and Brown** families. Thousands of families will likely end up on the streets or in the shelter system. Our state and local services, already stretched far beyond their limit, will be completely unequipped to accommodate and support millions of evicted New York tenants and their families.



46% of all renter households in New York are **unable to pay rent** and are at risk of eviction. This represents **1.5 million New York households**.



The estimated total rent shortfall for New York as of July 15th is **\$2.2 billion**. This will only grow as the COVID crisis continues.



There are projected to be more than **1 million eviction filings in New York** over the next four months. This is more than 12 times the typical number of eviction filings (80,000) in New York a four month period.

Without an adequate response that keeps families in their homes, this crisis will continue to worsen. An actual universal moratorium on evictions, like that proposed by Senator Myrie and Assemblymember Reyes in the "Emergency Housing Stability and Tenant Displacement Prevention Act", would serve as a much-needed shield to protect tenants in the short-term. But a moratorium does not address the underlying issue: rent is due each month and at least 1.1 million New York tenants have lost their job².

Even before the pandemic, and the massive job loss and economic pain it entailed, New York tenants were in a housing crisis. In New York City, for example, pay has been stagnant for years: real wages have not increased above 2007 pre-recession levels³. In 2018 (the numbers most recently available), the poverty rate in the Bronx was 27.4% and more than a third of residents in the borough paid a crushing 50% of their income on rent⁴. This was all before the pandemic--now in addition to their barely affordable rent, New York tenants are burdened with rising utility bills, hospital charges, childcare and family expenses, and of course massive job and income loss. **It will be nearly impossible for many New Yorkers to catch up on past rent payments.**

² *The NYU Furman Center estimated that 1.16 million renter households in New York have at least one member who has lost their job due to COVID-19. NYU Furman Center, "Understanding the Potential Magnitude of Rent Shortfalls in New York Due to COVID", The Stoop, June 4th, 2020, <https://furmancenter.org/thestoop/entry/understanding-the-potential-magnitude-of-rent-shortfalls-in-new-york-state>

³New York City Rent Guidelines Board, "2020 Income and Affordability Study", April 30th, 2020, <https://rentguidelinesboard.cityofnewyork.us/wp-content/uploads/2020/04/2020-IA.pdf>



A crisis this massive can only be addressed by a policy solution to scale. With an estimated \$2.2 billion dollars in unpaid rent owed so far, transfers of state tax dollars to bail out landlords for the missing rent is fiscally impossible. The only sensible and effective solution to this dire problem is to cancel rent by passing the "Rent and Mortgage Cancellation Act of 2020", introduced by Senator Salazar and Assemblymember Niou. The bill would universally cancel rent in the state, along with mortgage payments for small homeowners, for as long as the statewide emergency lasts, plus 90 days. The bill would establish a cost effective landlord relief fund for the state to administer. The relief fund would provide financial support to landlords who can demonstrate hardship. This would ensure that landlords with large portfolios and profits aren't bailed out and would instead provide resources to landlords whose businesses are truly failing.

Landlords have made tremendous profits off rental buildings and government subsidies for decades. As of 2019, the median sale price of a rent stabilized building in New York City increased over 600% in the previous 15 years⁵. In 2019, only 5% of New York City's rent stabilized properties were considered financially distressed, and landlords' net operating income increased every year for the previous 13 years⁶. Landlords can afford to shoulder their fair share of the impact of this pandemic, so that New Yorkers are not forced from their homes or required to choose between food, health and shelter. Canceling rent is the only serious and practical solution that would meet the needs of this unprecedented eviction crisis, and keep millions of New Yorkers in their homes in the midst of a public health crisis.

⁵Housing Justice For All, "Major Capital Improvements: An Unjust System that Enriched Landlords at the Expense of Rent-Burdened New Yorkers" (citing New York City Rent Guidelines Board's 2019 annual research reports), <https://www.housingjusticeforall.org/mcis-a-world-without#39b>.

⁶New York City Rent Guidelines Board, "2019 Income and Expense Study", April 4th, 2019, <https://rentguidelinesboard.cityofnewyork.us/wp-content/uploads/2020/04/2020-1A.pdf>, 9-10.